035.0	0001	0001.0	1 of 1	Apartment
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,777,700	/	1,777,700
USE VALUE:	1,777,700	/	1,777,700
ASSESSED:	1,777,700	/	1,777,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9	-17	HEATH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOHNSON ARTHUR W TR
Owner 2:	JOHNSON ARTHUR W REALTY TR
Owner 3:	
Street 1:	1026 MASS AVENUE SUITE 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .449 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1955, having primarily Brick Exterior and 12198 Square Feet, with 9 Units, 9 Baths, 0 3/4 Bath, 0 HalfBath, 36 Rooms, and 18 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	19553.000	1,195,900	10,300	571,500	1,777,700
Total Card	0.449	1,195,900	10,300	571,500	1,777,700
Total Parcel	0.449	1,195,900	10,300	571,500	1,777,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 145.74 /Parcel: 145.74

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 23897

GIS Ref

GIS Ref

Insp Date 11/01/18

!2828!

PREVIOUS ASSESSMENT

Parcel ID 035.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	112	FV	1,195,900	10300	19,553.	571,500	1,777,700		Year end	12/23/2021
2021	112	FV	1,195,900	10300	19,553.	544,500	1,750,700		Year End Roll	12/10/2020
2020	112	FV	1,142,100	10300	19,553.	495,000	1,647,400	1,647,400	Year End Roll	12/18/2019
2019	112	FV	872,600	10800	19,553.	495,000	1,378,400	1,378,400	Year End Roll	1/3/2019
2018	112	FV	872,600	10800	19,553.	495,000	1,378,400	1,378,400	Year End Roll	12/20/2017
2017	112	FV	838,900	10800	19,553.	405,000	1,254,700	1,254,700	Year End Roll	1/3/2017
2016	112	FV	838,900	10800	19,553.	405,000	1,254,700	1,254,700	Year End	1/4/2016
2015	112	FV	751,400	11100	19,553.	342,000	1,104,500	1,104,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:07:03

LAST REV

Date	Time
10/08/19	16:34:47
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2828

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	550-121		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
2/20/2009	Measured	345	PATRIOT
4/7/2000	Measured	197	PATRIOT
10/21/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	23897
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		19553		Sq. Ft.	Site		0	0.	0.00	AA																
112	Apts. 8 Plus		9		No. of Un	Site		0	63,500.	1.00	AA									571,500						571,500	

Total AC/HA:	0.44888	Total SF/SM:	19553	Parcel LUC:	112	Apts. 8 Plus	Prime NB Desc	APT AVG	Total:	571,500	Spl Credit		Total:	571,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	83 - Apt- Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	9	Total:	9
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	9		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath	9	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	9	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	30. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	30 %

CALC SUMMARY

Basic $ / SQ:	168.00
Size Adj.:	0.96114117
Const Adj.:	0.98690122
Adj $ / SQ:	159.357
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1708460
Depreciation:	512538
Depreciated Total:	1195922

COMMENTS

BMT FIN ESTIMATED BUT HAS SHEETROCK AND MINI-BLINDS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	9

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	36	BRs:	18	Baths:	9	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
9	4	2	M

Totals		
9	36	18

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	159.36
Special Features:	0	Val/Su Net:	96.90
Final Total:	1195900	Val/Su SzAd	147.06

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	4,066	78.880	320,732
FFL	First Floor	4,066	159.360	647,944
SFL	Second Floor	4,066	159.360	647,944
WDK	Deck	144	12.770	1,840

Net Sketched Area:	12,342	Total:	1,618,460
Size Ad	8132	Gross Area	12342	FinArea	12198
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	6000	A	AV	1986	2.33	T	26.4	112			10,300			10,300

More:	N	Total Yard Items:	10,300	Total Special Featues:		Total:	10,300

IMAGE

AssessPro Patriot Properties, Inc